160.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,300 / 971,300
					USE VALUE:	971,300 / 971,300
					ASSESSED:	971,300 / 971,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMIREZ-PALACIO AXEL
Owner 2:	ROBERT-RAMIREZ AUDREY
Owner 3:	
Street 1:	111 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLAGHER JAMES L & LINDA S -
Owner 2:	-
Street 1:	111 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Clapboard Exterior and 2404 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	441,100		530,200	971,300
Total Card	0.258	441,100		530,200	971,300
Total Parcel	0.258	441,100		530,200	971,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.03 | /Parcel: 404.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107119

GIS Ref

GIS Ref

Insp Date 06/08/18

!12553!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,100	0	11,250.	530,300	971,400	971,400	Year End Roll	12/18/2019
2019	101	FV	333,300	0	11,250.	530,300	863,600	863,600	Year End Roll	1/3/2019
2018	101	FV	325,800	0	11,250.	469,700	795,500	795,500	Year End Roll	12/20/2017
2017	101	FV	325,800	0	11,250.	393,900	719,700	719,700	Year End Roll	1/3/2017
2016	101	FV	325,800	0	11,250.	393,900	719,700	719,700	Year End	1/4/2016
2015	101	FV	317,800	0	11,250.	340,900	658,700	658,700	Year End Roll	12/11/2014
2014	101	FV	317,800	0	11,250.	329,500	647,300	647,300	Year End Roll	12/16/2013
2013	101	FV	317,800	0	11,250.	313,600	631,400	631,400		12/13/2012

PRINT

Date	Time
12/11/20	02:37:57

LAST REV

Date	Time
10/02/20	10:25:31
jorourke	

PAT ACCT. 12553

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER JAMES	75123-241	1	7/15/2020		1,150,000	No	No		
	19306-58		8/1/1988		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
6/8/2018	Meas/Inspect	BS	Barbara S
12/19/2008	Entry Denied	336	PATRIOT
1/20/2000	Inspected	277	PATRIOT
12/2/1999	Measured	256	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,247 | Spl Credit | Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08677197
Const Adj.:	0.98990101
Adj $ / SQ:	139.854
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541835
Depreciation:	100781
Depreciated Total:	441053

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

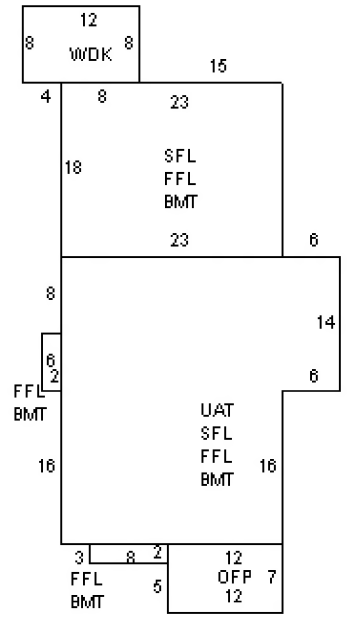
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.84
Special Features:	0	Val/Su Net:	110.44
Final Total:	441100	Val/Su SzAd	183.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	41.960	51,019
FFL	First Floor	1,216	139.850	170,062
SFL	Second Floor	1,188	139.850	166,146
UAT	Upper Attic	194	55.940	10,825
WDK	Deck	96	15.840	1,520
OFP	Open Porch	84	35.780	3,005

Net Sketched Area:	3,994			Total:	402,577
Size Ad	2404	Gross Are	4574	FinArea	2404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	